083.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,600 / 696,600
					USE VALUE:	696,600 / 696,600
					ASSESSED:	696,600 / 696,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUIGLEY JOHN J & JOYCE A
Owner 2:	
Owner 3:	
Street 1:	49 ALPINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KESSLER COURTNEY -
Owner 2:	LAURIAT NICHOLAS -
Street 1:	49 ALPINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1725 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	294,400	3,200	399,000	696,600
Total Card	0.115	294,400	3,200	399,000	696,600
Total Parcel	0.115	294,400	3,200	399,000	696,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.83 | /Parcel: 403.8

Legal Description

User Acct 51721

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/19/18

!6741!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,500	3200	5,000.	399,000	696,700	696,700	Year End Roll	12/18/2019
2019	101	FV	284,600	2500	5,000.	393,300	680,400	680,400	Year End Roll	1/3/2019
2018	101	FV	284,600	2500	5,000.	302,100	589,200	589,200	Year End Roll	12/20/2017
2017	101	FV	284,600	2500	5,000.	285,000	572,100	572,100	Year End Roll	1/3/2017
2016	101	FV	284,600	2500	5,000.	262,200	549,300	549,300	Year End	1/4/2016
2015	101	FV	273,000	2500	5,000.	245,100	520,600	520,600	Year End Roll	12/11/2014
2014	101	FV	273,000	2500	5,000.	225,700	501,200	501,200	Year End Roll	12/16/2013
2013	101	FV	273,000	2500	5,000.	225,700	501,200	501,200		12/13/2012

PRINT

Date	Time
12/10/20	21:27:58

LAST REV

Date	Time
07/22/19	10:44:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KESSLER COURTNE	1373-60		8/18/2009		489,000	No	No		
LOPES MARIA TER	1267-12		4/10/2003		401,500	No	No		
THOMPSON MARCIA	1094-6		4/13/1992		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2005	512	Redo Kit	18,000	C		G6	GR FY06	re-do 1/2 bath als
7/19/2004	633	Redo Bat	11,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Info At Door	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
7/22/2003	MLS	MM	Mary M
2/14/2000	Missed Appt.	263	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361716
Depreciation:	67279
Depreciated Total:	294437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

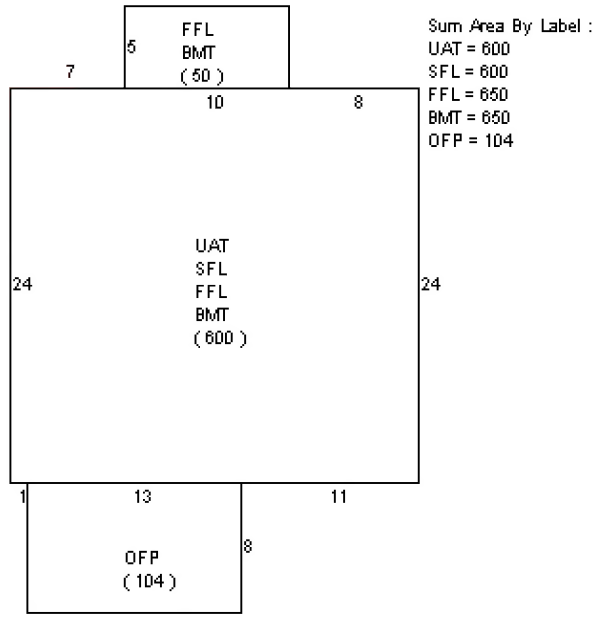
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	136.68
Final Total:	294400	Val/Su SzAd	235.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	79.380	51,597
FFL	First Floor	650	165.380	107,494
SFL	Second Floor	600	165.380	99,225
UAT	Upper Attic	150	127.340	19,101
OFP	Open Porch	104	31.720	3,299

Net Sketched Area:	2,154			Total:	280,716
Size Ad	1250	Gross Are	2604	FinArea	1725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	F	FR	1924	24.27	T	50	101			2,500			2,500
19	Patio	D	Y	1	10X16	A	AV	2010	4.59	T	7.2	101			700			700

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc